



Hallcroft Chase, Highwoods, Colchester, CO4 9WG

welcome to

Hallcroft Chase, Highwoods, Colchester

This charming SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the IDEAL HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120. An early viewing is highly recommended.



Entrance

The property is entered via the side door with obscure double glazed inset leading to:

Living Room

15' 6" x 11' 10" max (4.72m x 3.61m max)

Double glazed window to the front aspect, fitted cupboard, radiator, inset spotlights, laminate flooring, stairs rising to the first floor and a door leading to:

Kitchen / Dining Room

11' 10" x 9' 2" (3.61m x 2.79m)

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, vertical designer radiator and laminate flooring.

First Floor Landing

Access to the loft, laminate flooring and doors leading to;

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m)

Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Two

11' 10" x 7' 2" plus recess (3.61m x 2.18m plus recess)

Double glazed window to the front aspect, radiator and laminate flooring.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and adjustable shower head with mixer tap, wash hand basin with mixer tap and drawers under, low level WC, built-in airing cupboard (housing the Worcester boiler), chrome heated towel rail, extractor fan and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, external tap, external power points, external lighting and further access via the front gate and side path.

Garage

11' 6" x 8' 6" (3.51m x 2.59m)

Up-and-over door to the front with power and lighting connected.

Workshop / Office

8' 8" x 6' 2" (2.64m x 1.88m)

To the rear of the garage with a double glazed door to rear (accessed from the rear garden) and power/lighting connected.

Parking

The driveway can be found to the front of the property providing off road parking.



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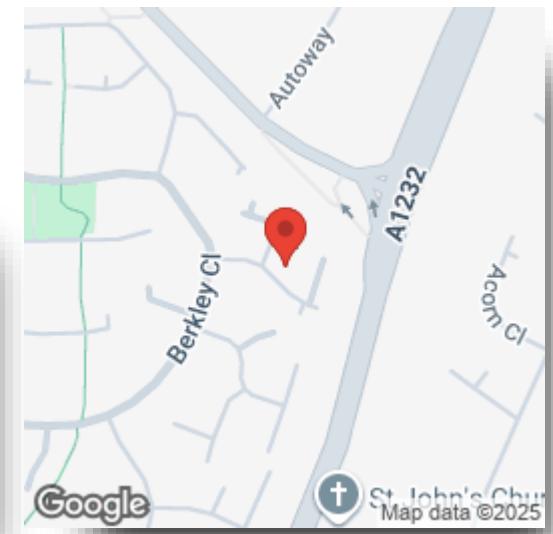
- Two Double Bedrooms
- Semi-Detached House
- Modern Kitchen/Dining Room
- Generous Rear Garden
- Garage with Workshop/Office

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£280,000



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